
Request Details

Print Date: Fri 10/22/2021

Category: CUP

Location: 5861

Request ID: CU-2384-21

Metes and Bounds:

Decision Date: 9/21/2021

Section:

House Number: 2481

Project Name: Music School/Sticha

Street: Index Road

Comments:

Lot: 1

Zoning Conditions

- 1 No other permit or approval is waived or deemed satisfied except for the approval provided herein.

- 2 Approval is for an Amusement and Recreation Services use at property associated with 2841 Index Rd, specifically allowing indoor practice facilities for bands, orchestras, actors and other entertainment groups.

- 3 Outdoor use is prohibited.

- 4 Permitted hours of operation are 7 a.m.-10 p.m.

- 5 Approval for proposed use shall sunset Oct 1, 2022 unless reviewed and reapproved by the Plan Commission.

Request Details

Print Date: Thu 05/20/2021

Category: CUP

Location: CSM 5861

Request ID: CU-2384-21

Metes and Bounds:

Decision Date: 5/18/2021

Section:

House Number: 2841

Project Name: Music School/Sticha

Street: Index Road

Comments:

Lot: 1

Zoning Conditions

- 1 No other permit or approval is waived or deemed satisfied except for the approval provided herein.

- 2 Approval is for an Amusement and Recreation Services use at property associated with 2841 Index Rd, specifically allowing indoor practice facilities for bands, orchestras, actors and other entertainment groups.

- 3 Outdoor use is prohibited.

- 4 Permitted hours of operation are 7 a.m.-10 p.m.

- 5 Plans for restriping the parking lot shall be submitted to staff for Administrative Architectural Design Review approval prior to occupancy related to the Amusement and Recreations Services use.

- 6 Applicant shall provide an up-to-date interior floor plan prior to occupancy related to the Amusement and Recreations Services use.

- 7 Building shall pass final Building Inspection prior to occupancy related to the Amusement and Recreations Services use.

- 8 Building shall comply with all fire code requirements for fire detection, suppression systems, and fire prevention prior to occupancy related to the Amusement and Recreations Services use.

- 9 Unlicensed or inoperable vehicles shall be removed prior to occupancy related to the Amusement and Recreations Services use.

- 10 Any unauthorized auto repair use occurring on the property shall cease prior to occupancy related the Amusement and Recreations Services use.

- 11 Detailed exterior lighting plans shall be submitted for staff approval prior to occupancy related to the Amusement and Recreations Services use.

- 12 Applicant shall not occupy building for proposed use without obtaining an occupancy permit after satisfaction of outstanding conditions.

- 13 Approval for proposed use shall sunset Oct 1, 2021 unless reviewed and reapproved by the Plan Commission.

- 14 Revised floor plan shall show reduction in area of building to be used for proposed use as discussed at the May 18, 2021 Plan Commission meeting and with a capacity not to exceed 50 people.

Rec. 16.004323 4/26/2021



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608) 270-4200

480.00 RB
**CONDITIONAL USE PERMIT
APPLICATION**

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: 2841 Index Road, Suite 150, Fitchburg, WI 53713

Legal Description - (Metes & Bounds, or Lot No. And Plat): Parcel #225/0609-031-0011-0

Lot One (1), Certified Survey Map No. 5861, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, on May 26, 1989, in Volume 27 of Certified Maps, on Pages 317-318, as Document No. 2142520

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: Multi-tenant Office/Warehouse

3. Proposed Use of Property: Amusement & Recreation Services

4. Proposed Development Schedule: May 20, 2021

5. Zoning District: B-H Business Highway

6. Future Land Use Plan Classification: I-G Industrial General (per 9/2020 Future Land Use Map)

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): N/A

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): Dance, Band, Orchestra, Theatrical Production Studios & Halls

Proposed Hours of Operation: 7:00am-12:00am **No. Of Employees:** approx 10

Floor Area: 53,950sf total [approx 45,000sf proposed use] **No. Of Parking Stalls:** 60

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: World Wide World, LLC

Address: 316 Monte Cristo Circle, Verona, WI 53593 **Phone No:** 608-692-0007

Contact Person: Dale Sticha

Email: Dale@Sosonic.com

Address: 316 Monte Cristo Circle, Verona, WI 53593 **Phone No:** 608-692-0007

Respectfully Submitted By: Dale A Sticha

Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 4/20/21 **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** \$480

Permit Request No. CU-2384-21

World Wide World, LLC

Dale Sticha, Owner
316 Monte Cristo Circle • Verona, Wisconsin 53593
608.692.0007 • Dale@Sosonic.com

April 19, 2021

*Electronic Transmittal
c/o Planning@Fitchburgwi.gov*

RE: 2841 Index Road, Suite 150, Fitchburg, WI
Conditional Use Permit Applications

To: Honorable Aaron Richardson, Mayor/Plan Commission Chairman
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Mr. Mayor and Plan Commission Members:

I am writing to provide you with supplemental information in support of the conditional use permit application for the property listed above.

As you may be aware, the group known as “COPA” (*Community Organizations Promoting the Arts*) is diligently working to build a new facility in the City of Fitchburg. This project is currently in the fundraising stage. Meanwhile, the needs of the community have only been amplified by the effects of the Covid pandemic. The demand for structured learning activities, which provide developmental and workforce development benefits to the youth of the area, far exceeds current community capacities. As a result, we are seeking the support and approvals of the City to commence programs as soon as possible. These programs will be delivered by SOSONIC, a sister-company to World Wide World, LLC which has extensive experience with youth-oriented programs focused on music and theatrical production. SOSONIC will be the tenant of record.

The building, currently owned by World Wide, LLC, has a long history of supporting the community when needed. Long after its original manufacturing use was extinguished, it has provided safe space for churches, businesses employing the disabled, and as a business incubator. We are once again asking this building to support the community when it is repurposed to deliver training programs focused on dance, music, and theatrical production.

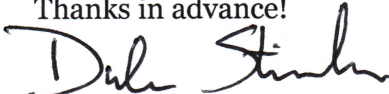
After consultation with City Staff, we are in agreement that the most appropriate path to achieving this interim goal is via a conditional use permit issued under the heading of “Amusement and Recreational Services” (Title II, chapter 22, section 22-311; SIC major group 79).

During the consultation process, City Staff has raised concern about conducting outdoor public performances or events. As the owner of record, World Wide World agrees to the condition that there would be no public events, unless specifically permitted by the City. We would like to note that the preparation and truck loading of staging and production equipment may occasionally take place adjacent to the building and should not be confused with such events. These activities will pose no inconvenience or nuisance to neighbors in the surrounding industrial-oriented area.

In terms of the use of the building: We anticipate there could be as many as 200 participants in the facility (e.g., a large orchestra) at one time. Because the majority of participants are youths, we anticipate approximately 75% of traffic will be in the form of “drop-offs”. In addition, we anticipate approximately ten (10) staff in the building. With 70 parking spaces available for use on site, plus adjacent on-street parking, we do not anticipate any issues. It is also worth noting that public transit is readily accessible nearby and may be utilized by some participants. On-site parking will be managed by the building owner to ensure equitable use of the space.

In closing, we are thankful for the support of the City of Fitchburg, its leaders, staff and the surrounding business community. Moving forward with this project, and enabling youth to engage in the arts, is vital to the building a strong, equitable and resilient community and to demonstrating the viability of COPA’s long-term mission. If you have questions, we will answer them to the best of our abilities.

Thanks in advance!



Dale Sticha, Owner

World Wide World, LLC / Sticha Brothers, Ltd / SOSONIC

Cell: 608.692.0007

Email: Dale@Sosonic.com

Mayor Richardson
Introduced by

Economic Development
Prepared by

CEDA,
Referred to

February 11,2020
Date

RESOLUTION R-03-20

THE CITY OF FITCHBURG SUPPORTS THE VISION FOR THE COMMUNITY ORGANIZATIONS PROMOTING THE ARTS (COPA)

WHEREAS, the City of Fitchburg and Fitchburg Chamber Visitor + Business Bureau partnered in 2012 to develop an economic development strategic plan and brand architecture for the City and updated that plan, called the “City in Motion” in 2018; and

WHEREAS, several of the initiatives and action items noted in the “City in Motion” are to promote and foster arts and culture in the City with a focus on inclusivity; and

WHEREAS, as the City looks to redevelop the North Fish Hatchery Road area, Vandewalle and Associates recognizes that the City has a niche market in the neighborhood that focuses on businesses dedicated to the arts; and

WHEREAS Mr. Dale Sticha, a local musician and business owner realized this niche and envisions constructing a \$35 million dollar, 70,000 square foot facility called the “CoPA: (Community Organizations Promoting the Arts) that would provide an underserved population access to the arts and workforce development opportunities; and

WHEREAS, the CoPA would provide theatre and rehearsal space, administration offices, classrooms, practice rooms, design and workshop space and an entertainment Rathskellar; and

WHEREAS, the CoPA would enhance the redevelopment efforts of the City in the North Fish Hatchery Road corridor; and

WHEREAS, the creative industries in Wisconsin have an annual economic impact of \$9.7 billion; and

WHEREAS, there is a need for this type of facility within the greater Madison area and Fitchburg’s location within the region makes it the perfect location for the CoPA.

NOW BE IT RESOLVED, that the Fitchburg Common Council hereby acknowledges the need for additional space for arts and culture and supports the vision of bringing the CoPA facility to the City of Fitchburg.

Adopted this 24th day of March, 2020.

Aaron Richardson, Mayor

Tracy Oldenburg, City Clerk



To whom It May Concern

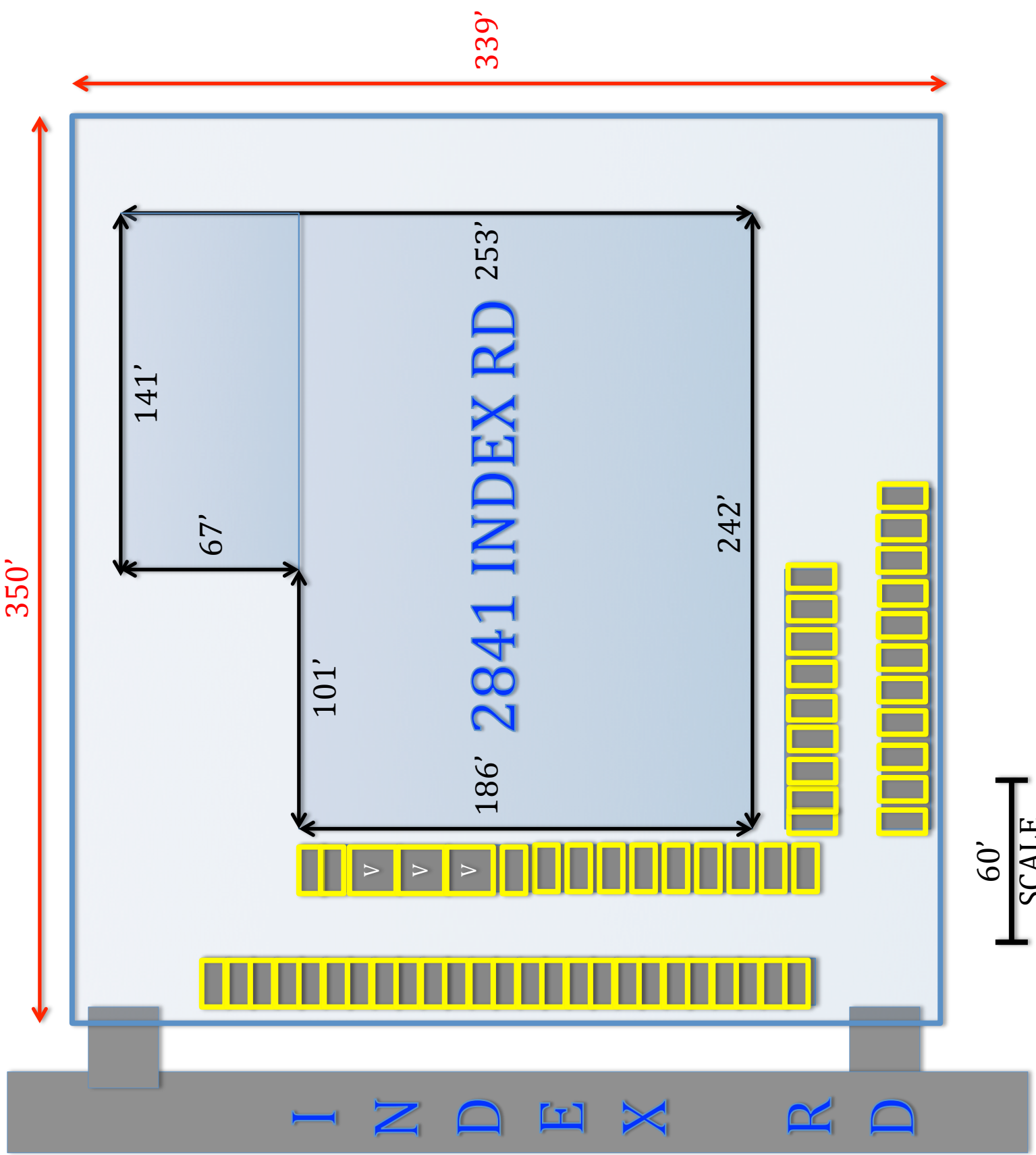
I'm am writing this letter in support of the COPA 2021 SAIL (Summer Arts Incubator Lab). Madison Jazz Jam and Madison Jazz Society are looking for a place for 2021 Summer Programing. With the difficult restrictions on gatherings and events this summer and COVID constraints slowly lifting, we need a place we could safely gathering to have bimonthly jams, classes and concert events. Dale Sticha has vision for a new much needed center for education and the arts in Fitchburg. Our organizations would like to run our tried and true programs as well as some pilot programs to offer jazz education reaching out to those unable to access these programs in other locations. We are hoping to create an organization that would specifically be housed in the new COPA Center that people from all over the city would be drawn to for education, pleasure and full enjoyment of the performing arts. As you know we all like to see if a project like this will work and what it might look like so we would greatly appreciate the oppportunity to run a pilot program in the current location of the proposed new building. We will advertise it as a temporary "tent," if you will, to draw people to "catch the vision" of COPA this amazing gift for Fitchburg.

Sincerely,

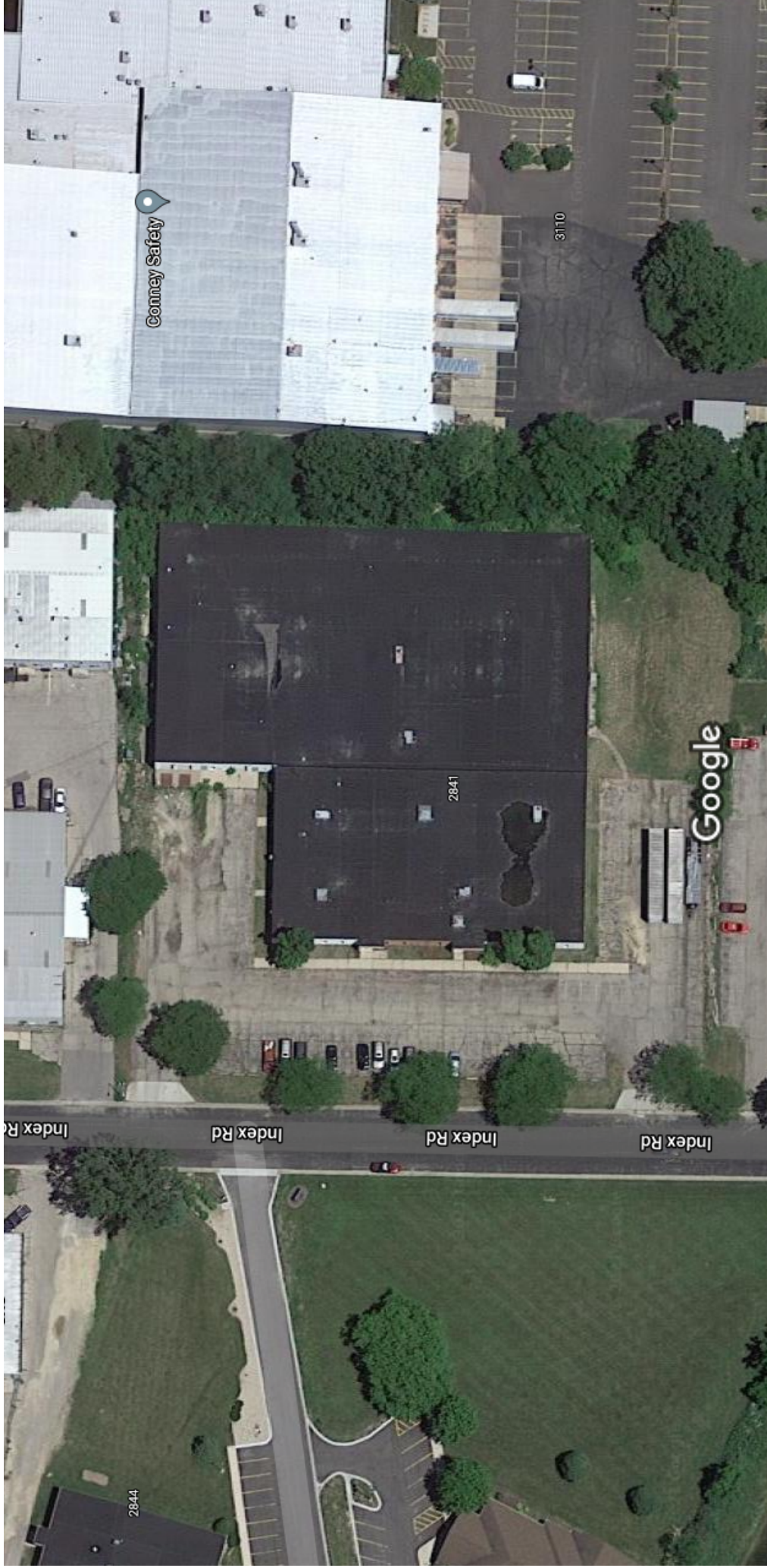
Laurie Lang Croasdale
Jazz Educator and Artist in Residence
MJS Board Member
MJJ Member

{ [HYPERLINK "https://www.madisonjazz.com"](https://www.madisonjazz.com) }

{ [HYPERLINK "https://madisonjazzjam.org"](https://madisonjazzjam.org) }



I N D E X R D





CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

Application: CU-2384-21
Property Location: 2841 Index Rd
Review Date: May 3, 2021
Planning Staff Review #1

Planning staff has reviewed your submitted Conditional Use Permit request for property associated with CU-2384-21. The following comments are based on this review. Please respond to each item with a detailed written response, along with appropriate updated plans; by 4:30 pm on Monday May 10th or sooner. Further comments or questions may arise as additional review occurs.

1. The site appears to be currently used for storing a variety of vehicles, some of which appear to be inoperable and unlicensed (photos below). The vehicles are being stored in parking locations identified for the music use. In addition, semi-trailers are stored in parking stalls shown on the south side of the building. The property is not currently permitted for any auto repair use, the vehicles may conflict with the proposed music use and parking locations for said use, and should be removed. Please provide a comment as to the storage of these vehicles and plans for removal.
 - The vehicles have been and/or are in the process of being removed. This will be completed by May 16, 2021
 - The remaining vehicles parked will be of tenant(s) and users of 2841 Index Rd and parked near the north end and east side of building in allotted parking spaces.
2. The parking lot condition appears to be deteriorating. Please note that parking stalls shall be maintained and properly striped in accordance with the City of Fitchburg Parking Standards. Are there plans for future paving maintenance and restriping?
 - Parking lot will be swept and maintained
 - Stalls will be restriped on entire east side of building
3. The application notes 45,000 sf of use proposed for the music groups. What is the use of the remainder of the building? Who is the occupant? What are their parking needs? What are their hours of operation? What kind of traffic to they generate? Will it conflict with a safe drop off area for youth participants and vehicle circulation?

- Roughly 15,000 sq ft of the north and northwest area of building will be used for warehouse space.
 - The space is currently for rent. No lease is in place as of this writing.
 - Use of the north end of building will not cause any interference/conflict “for a safe drip off area” for youth and adult participants in the east and south side of building.
 - Wisconsin Youth Symphony Orchestra Organization has chosen not to use the facility site for this summer programming due to their needs due to “indoor restrictions placed upon orchestras” and to date only outdoor rehearsal space would accommodate their needs. This takes the largest group that was to be accommodated from 300 Students down to most groups with sizes no more than 50 Students.
4. Please provide a floor plan of the interior building identifying which portions are to be used by the proposed music groups.
- Please see attached document of 2841 Floor Plan that is from when the building was used as the Madison Opportunity School
 - The Portion of the drawing that is in the “heavy” outline will be the space used for the SOSONIC and COPA education, rehearsal space and training classes.
 - This includes a great area of “public/shared space as well” within the 45,000 sq ft
5. Please describe interior building renovations.
- There is no plan for any building renovations other than normal maintenance and care.
6. The CUP application lists hours of operation as 7:00am to 12:00am. Please clarify. It is assumed that youth music groups are not rehearsing at midnight. Are the proposed hours of use only in the morning?
- Educational classes, Training, Rehearsals, Maintenance and Cleaning will be between the hours of 7:00 AM and 11:59 PM.
7. Outdoor performance, rehearsal use is not permitted under this Conditional Use Permit request.
- This was not part of the CUP request.
8. Please describe outdoor lighting available at the site. Drop offs or walking to parking stalls during dark hours is a safety concern if lighting is not adequate.
- Outdoor lighting exists at entrance doors and the exterior of the building and meets standards.

9. Are there any signed letters of intent or leases with the proposed groups that will use the building? This could help us better ascertain how many different groups and how many building occupants there may be at one time.

- Please see Attached Document that represents the types of potential user groups and support for the summer programming space being offered.





COMMENT REQUEST FORM

The Fitchburg Plan Commission or the Board of Appeals will be considering action on the application described below. Your department's review and comments are requested. If additional space is needed, please attach extra sheets for your comments.

APPLICANTS NAME: Dale Sticha, Agent for World Wide World, LLC

PROPERTY ADDRESS: 2841 Index Rd

PROPERTY LOCATION: Lot 1 CSM 05861

TYPE OF REQUEST: Conditional Use Permit

FILE NO. CU-2384-21

EXPLANATION OF REQUEST: Applicant is requesting approval of a Conditional Use Permit to allow an Amusement and Recreation Services use, specifically to allow bands, orchestras, actors and other entertainment groups to practice inside the building.

Comments requested from the following departments:

- Assessing
- Building Inspection**
- Fire
- Parks
- Police
- Public Works
- Economic Development
- Clerks
- Finance

Other:

- Mayor Richardson
- City Administrator
- Alder Allen
- Alder Strassman
- Light table

COMMENTS:

1. Parking lot is in extremely poor condition,
2. Fire and Building Inspection Departments have been unable to schedule a walk through to view Fire Suppression and Alarm System.
3. A floor plan of the space to be utilized should be provided to ensure proper Occupancy Load and Exiting purposes.
4. Current space on North End that is being used as an automotive repair also is a concern as a safety factor.

Please return to Planning Dept. by 4pm on Wednesday, April 28th, 2021.

Received 5/12/21

Lisa McNabola

From: Chad Grossen
Sent: Tuesday, May 11, 2021 5:19 PM
To: Lisa McNabola
Subject: FW: 2841 Index Rd - CUP Application

Follow Up Flag: Follow up
Flag Status: Flagged

Lisa,

My email to Mr. Sticha below was the last communication that I have had with him. I can send him another email to make contact with me, but I also know that other City staff have been trying to make contact with him, but have had no luck.

Chad

Chad Grossen
Deputy Chief
Fitchburg Fire Department

From: Chad Grossen
Sent: Thursday, April 29, 2021 2:50 PM
To: Dale Sticha <dale@copamadison.com>
Subject: RE: 2841 Index Rd - CUP Application

Mr. Sticha,

Would you have some time to review your project with Chief Pulvermacher and I on Monday or Tuesday morning, any time after 9AM? The meeting will help us better understand what your plan is for the building and space. It also gives you a chance to ask us any questions regarding fire detection, suppression systems, and fire prevention. Please let me know what works best for you.

Thanks,

Chad

Chad Grossen
Deputy Chief – Operations

City of Fitchburg Fire Department
Firehouse #1
5791 Lacy Road
Fitchburg, WI 53711
(608) 270-7040
chad.grossen@fitchburgwi.gov



To Serve, To Learn, To Respect, To Lead

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From: Dale Sticha <dale@copamadison.com>
Sent: Wednesday, April 28, 2021 9:35 AM
To: Lisa McNabola <Lisa.McNabola@fitchburgwi.gov>
Cc: Chad Grossen <Chad.Grossen@fitchburgwi.gov>
Subject: Re: 2841 Index Rd - CUP Application

EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.

Hi Chad & Joe,

Lisa has asked that I get in touch with you to discuss a “conditional use permit” application for 2841 Index Rd.

I can be reached via my email or my mobile phone 608-692-0007

Many Thanks,

Dale Sticha

On Apr 22, 2021, at 5:43 PM, Lisa McNabola <Lisa.McNabola@fitchburgwi.gov> wrote:

Hi Dale,

The Fire Department would like to meet to discuss your application. Please contact Deputy Chief Chad Grossen, cc'd here, to set up a time to meet with Chief Joe Pulvermacher.

Thanks,

Lisa

Lisa McNabola, Associate Planner
City of Fitchburg | Planning & Zoning
Phone: (608) 270-4256